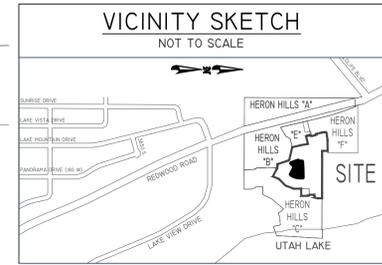
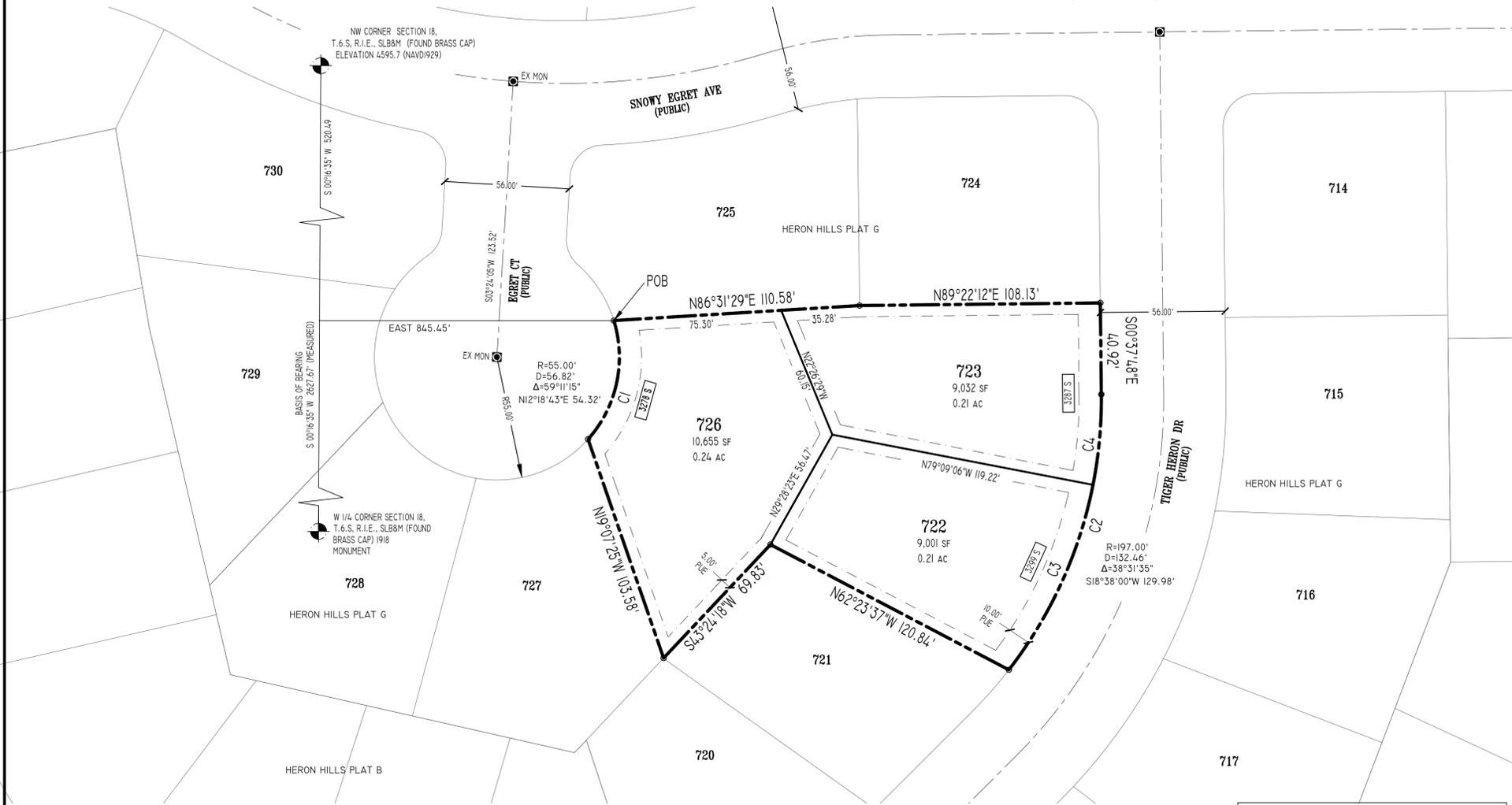


# HERON HILLS PLAT "G" AMENDED

(AMENDING LOTS 722, 723 & 726 OF HERON HILLS PLAT "G" SUBDIVISION)  
 LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SEC 18  
 TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



## PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_ DAY OF \_\_\_, 20\_\_.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. \_\_\_" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL PUBLIC OPEN SPACE AND PUBLIC TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER, DEDICATED TO THE CITY AND MAINTAINED BY THE CITY.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

## SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6418780, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS S 00°16'35" W 520.49 FEET AND EAST 845.45 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING ALONG THE EAST BOUNDARY LINE OF HERON HILLS PLAT E;  
 RUNNING THENCE NORTH 86°31'29"E 110.58 FEET; THENCE NORTH 89°22'12"E 108.13 FEET; THENCE SOUTH 00°37'48"E 40.92 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 132.46 FEET (CURVE HAVING A CENTRAL ANGLE OF 83°31'55" AND A LONG CHORD BEARS S18°38'00"W 129.98 FEET); THENCE NORTH 62°23'37"W 120.84 FEET; THENCE SOUTH 43°24'18"W 69.83 FEET; THENCE NORTH 19°07'25"W 103.58 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 56.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 59°11'15" AND A LONG CHORD BEARS N12°18'43"E 54.32 FEET) TO THE POINT OF BEGINNING.  
 CONTAINS: 28,688 SF OR 0.66 ACRES # OF LOTS: 3  
 BASIS OF BEARING: SECTION LINE BETWEEN THE NW CORNER AND THE WEST QUARTER CORNER OF SECTION 18 T6S, R1E, S188M

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

## HERON HILLS PLAT "G" AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_  
 SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE AND ENTITY \_\_\_\_\_

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

## APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

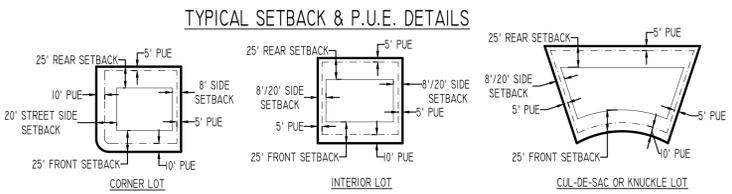
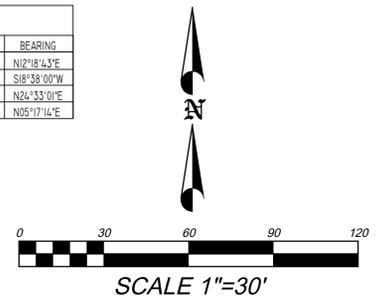
THIS \_\_\_ DAY OF \_\_\_, A.D. \_\_\_  
 ATTEST \_\_\_\_\_ CITY RECORDER (SEE SEAL BELOW)  
 CITY MAYOR \_\_\_\_\_

## HERON HILLS "G" AMENDED

(AMENDING LOTS 722, 723 & 726 OF HERON HILLS PLAT "G" SUBDIVISION)  
 LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SEC 18  
 TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 30' FEET	
SURVEYOR'S SEAL	CITY ENGINEER SEAL
CLEAR-RECORDER SEAL	

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	55.00	56.82	59°11'15"	54.32	N12°18'43"E
C2	197.00	132.46	38°31'35"	129.98	S18°38'00"W
C3	197.00	91.78	26°41'32"	90.95	N24°33'01"E
C4	197.00	40.68	11°50'02"	40.62	N05°17'14"E



### LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING SUBDIVISION SURVEY MONUMENT

### DATA TABLE

(1) TOTAL DEVELOPMENT:	28,688 SF	0.66 AC (100%)
(2) TOTAL IMPERVIOUS AREA:	0 SF	0.00 AC ( 0%)
(3) TOTAL LOT BUILDING AREA:	28,688 SF	0.66 AC (100%)
(4) TOTAL LANDSCAPE AREA:	0 SF	0.00 AC ( 0%)
(5) TOTAL ROW AREA (PUBLIC):	0 SF	0.00 AC ( 0%)
(6) SENSITIVE LANDS:	0 SF	0.00 AC ( 0%)
(7) TOTAL NUMBER OF LOTS:	3	4.54 DU/AC
(8) FEMA FIRM MAP 4902500205 A (EFFECTIVE JULY 17, 2002) HAZARD ZONE X		

### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

BY \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DOMINION ENERGY QUESTAR CORPORATION

### PUBLIC WORKS DIRECTOR

APPROVAL BY THE PUBLIC WORKS DIRECTOR ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD. (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES. (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603 (4)(C)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

### CENTURY LINK

APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 CENTURY LINK

### PLANNING DIRECTOR

APPROVAL BY THE PLANNING DIRECTOR ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 PLANNING DIRECTOR

### CITY ENGINEER

APPROVAL BY THE CITY ENGINEER ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 CITY ENGINEER

### LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 LAND USE AUTHORITY

### FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 CITY FIRE CHIEF

### SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 SARATOGA SPRINGS ATTORNEY

### LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 LEHI CITY POST OFFICE REPRESENTATIVE